

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-380-007-00	11267 S SHORE RD	12/15/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$49,300
13-750-013-00	11360 LAKESHORE DR	2/15/2024	\$151,001	WD	03-ARM'S LENGTH	\$151,001	\$69,400
Totals:			\$269,001			\$269,001	\$118,700
							Sale. Ratio =>
							Std. Dev. =>

WATERFRONT PROPERTY SEVILLE TOWNSHIP \$480 CALCULATED PER FRONT FOOT, \$425 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
41.78	\$109,354	\$40,564	\$31,918	75.1	112.4	0.19	0.19	\$540
45.96	\$150,737	\$36,814	\$36,550	86.0	147.0	0.29	0.29	\$428
	\$260,091	\$77,378	\$68,468	161.1		0.48	0.48	
44.13			Average			Average		
2.96			per FF=>	\$480		per Net Acre=>	159,871.90	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1
\$209,093	\$4.80	75.10	'4001	2023R-00004	4002 WATER	10/24/2019	401	WATER
\$126,945	\$2.91	86.00	'4001	2024R-00632	4002 WATER	10/24/2019	401	WATER

Average
per SqFt=> \$3.67
